

PLANNING COMMITTEE MEETING
LAXFIELD PARISH COUNCIL
Thursday 18 March 2021 at 6 pm via Zoom
MINUTES

Present: D Alchin, S Innes (Chair), D Martindale, G Oughton

1. Apologies and approval of absences

G Salter

2. Declarations of interest

None

3. Planning

The following applications were discussed as requested by MSDC:

a. DC/21/01047 APPLICATION FOR PLANNING PERMISSION WITHOUT COMPLIANCE OF CONDITION(S) -

Proposal: (Change of site address) Application under Section 73 of The Town and Country Planning relating to 3079/15 for the variation of condition 2 (Approved Plans and Documents) to enable the bungalow layout to be increased and altered.

Location: 12 Cullingford Close, (Land Adj Mill Road), Laxfield, Suffolk

There were no objections to this application.

Proposed S Innes, seconded D Alchin, AIF.

b. DC/20/05953 PLANNING APPLICATION

Proposal: Erection of 3no new dwellings

Location: Land At Pump Lane, Laxfield, Suffolk

It was agreed to object to this planning application and make the following comments:

- a. The existing outline permission (DC/19/01441) was for scale and access only, all other matters being reserved; this permission related to three two-bedroom dwellings. The proposal under consideration is for three very much larger, four-bedroom dwellings which do not accord with the permission already granted. We believe that the existing permission should therefore be disregarded in considering this new proposal.
- b. The height and mass of the proposed dwellings is disproportionate in comparison with the existing properties to the east of the site; the property proposed at Plot 3, in particular, is very close to the existing properties and would dominate them completely. This development if permitted would undoubtedly have considerable impact on the residential amenity enjoyed by the occupants of dwellings adjoining this part of the site.
- c. An earlier application (DC/18/01304) similarly close to the river (but encroaching less to the east of the site) was refused on the grounds that "The adverse landscape harm and intrusion into the countryside is not sufficiently offset by adequate public benefits to warrant support and would represent an uncharacteristic intrusion into the countryside". The development as proposed would cause substantially more adverse landscape harm and intrusion into the countryside because the height and scale of this development is so much greater than that which was refused, and because the proposed site is so much larger than that shown in DC/18/01304. We attach an aerial photograph which shows the development site and its relationship both to existing properties and to the open countryside. The site is clearly visible from Gorams Mill Lane and from the public footpath which rises up away from the same road (marked on the photograph below) and the dwellings as proposed could not be adequately screened from view to mitigate the visual intrusion.

The adverse impact cited above is increased by the fact that the view from the footpath from Gorams Mill Lane towards the Church has been designated a Sensitive View by Mid Suffolk District Council.

- d. The risk of flooding created by siting a development of this scale so close to the River Blyth is significant: not flooding of the proposed dwellings themselves, but an increased risk of downstream flooding of other properties. There have been several 'near miss' events recently where intervention from the Environment Agency was necessary to prevent flooding to a number of properties on Gorams Mill Lane. The addition of large areas of hard surface and the proposed disposal of surface water from the development to the watercourse can only increase the impacts. Given that the Blyth is a main river, it would appear that the Environment Agency should be a consultee for this proposal (photographs below).
- e. The existing road, which will be extended to the proposed development, is not large enough to accommodate the number of cars associated with three proposed and four existing properties. The current access was not approved for that number of properties to be built. The road also needs to be of adequate strength and width to allow access and turning by emergency vehicles, particularly heavy fire and rescue equipment. Connected to this, it seems likely that refuse collection would be problematic at the site.
- f. The protected species report states that no footprints of protected species had been seen. However, residents have seen otter tail marks and footprints close to the site, and there is an active otter conservation project on the River Blyth as a whole. We therefore suggest that a more detailed report should be required, as well as consultation with Suffolk Wildlife Trust.
- g. We request that Planning Officers conduct a visit to the site and the surrounding area in order to see first-hand the scale of the proposals and the reasons for the objections stated above.
- h. If construction works are agreed, the Parish Council requests that a reasonable timescale is agreed with clear start and completion dates.

Proposed S Innes, seconded G Oughton, AIF.
Meeting closed at 6 40 pm

Karen Gregory (Parish Clerk)
Hill Farm Barn, Framlingham Road, Badingham, Suffolk IP13 8JL
Tel: 01728 638061 (Home); laxfieldparishclerk@gmail.com
www.laxfield.online

Photograph (comment C)



Photograph (comment d)



Photograph (comment d)

